

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 29-03645 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Riverfront Park
 other names/site number Downtown Survey Map # DT-01

2. Location

street & number 200-400 N. Front
 city or town Burlington vicinity, county Des Moines
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original City Block(s) _____ Lot(s) Riverfront, Part NW, Section 4

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	— buildings
<input type="checkbox"/> district	— sites	— sites
<input type="checkbox"/> site	— structures	— structures
<input type="checkbox"/> structure	— objects	— objects
<input type="checkbox"/> object	— Total	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
Title Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA *Historical Architectural Data Base Number* 29-034

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>14C Transportation – water related</u>	<u>08F01 Recreation – park</u>
<u>08F01 Recreation – park</u>	<u>08I03 Recreation - statue</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F Commercial – side gable</u>	foundation <u>10B: concrete</u>
	walls (visible material) <u>03 Tile block / 10B: concrete</u>
	roof <u>08A: asphalt shingle</u>
	other <u>steel beam supports</u>

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Des Moines Address 200-400 N. Front Site Number 29-03645
City Burlington District Number 29-03685

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Significant Dates

Construction date 1960s check if circa or estimated date
Other dates, including renovation 1980s, 1990s

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Mary Toal, Volunteer; Angela Adams, Commission Member; Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date January 20, 2013
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached photo & slide catalog sheet for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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7. Narrative Description

The area of riverfront included on this survey form includes the area from the parking lot south of Memorial Auditorium to the parking area north of the Municipal River Terminal (Port of Burlington). Memorial Auditorium (State #29-00962) and the Municipal River Terminal (State #29-00962) are surveyed separately, and their Iowa Site Inventory forms address their particular architecture and history. Thus, this form generally addresses the overall site features of this riverfront area.

The parking lot to the south of Memorial Auditorium was initially developed as part of the auditorium project in 1938-39. The small garage building to the south of the auditorium appears on the 1952 Sanborn map with an attributed date of 1940. Memorial Auditorium sits across from the 200 block of N. Front Street. A circular drive originally to the north of the auditorium was replaced by a plaza during the 1998 riverfront improvement project. The large fountain to the northeast along the river was also installed during this project. A more recent memorial of three polished granite markers on a common base sits immediately to the northeast corner of the auditorium. A wide sidewalk extends along the edge of the river. The Statue of Liberty donated to the city by the Boy Scouts of America in 1950 sits in the middle of the cross sidewalk halfway to the Municipal River Terminal to the north. It was moved here and placed on a new base in September 2000. The Municipal River Terminal building sits across from the 400 block of N. Front Street. The riverwalk and parking lot extends to the north. Two boat launch areas are located on either side of the north riverfront section immediately south of the bridge. Access to Riverside Park is restricted north of Washington, with drives into the park area at the ends of Washington, Jefferson, and Valley streets.

8. Narrative Statement of Significance

The majority of riverfront along the downtown area was developed in the 1990s, with earlier improvements generally replaced in this period. Two historic buildings are included within this section of the park, Memorial Auditorium (State #29-00962, 1938-39) and the Municipal River Terminal (State #29-00962, 1928). Both these buildings have their own site inventory forms and have been assessed as contributing to the potential Downtown Commercial Historic District. The recommended district boundary extends along the riverfront from roughly Columbia to Market, and thus it encompasses the other features of the park. At this time, it does not appear that any of these resources would be considered contributing within the historic district. The Statue of Liberty, donated by the Boy Scouts in 1950 and moved here in 2000, may have individual significance with further research.

The riverfront was historically a key area in the development of Burlington, initially providing landing for settlers crossing from Illinois and providing shipping facilities. Thus, the development along the river in the 19th century was functional in nature, with small buildings constructed for shipping and packet lines and boat docks along the area. The 1900 Sanborn map shows small buildings in the 300 block of Front Street, small buildings along the railroad, and a boat club house at the south end in the 100 block of Front street. Historic images from 19th century and early 20th century show a working riverfront area.

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The riverfront area was improved in 1928 with the construction of a modern dock that met federal standards for barge traffic. In 1928, Congress authorized a fleet of 45 barges and five towboats for Federal Barge Line trade, boosting river traffic. In order to participate, Burlington needed a modern dock. A special election approved the dock, and construction started in early 1928. Contract for the municipal river terminal was let to Struchen-Romer Company of St. Paul, Minnesota. The building was situated on the levee across from Drake Hardware in the 400 block of N. Front Street. It was constructed on pylons, allowing the river to flow underneath it (see State #29-00962). Over 300 prominent people were noted to be in town for the October 10, 1928 dedication, which included an elaborate parade down Jefferson and a grand banquet. The municipal river terminal was leased to Inland Waterways Corp of New Orleans, which handled soap, coffee, sugar, household goods, furniture, peat moss, canned goods, farm machinery, and condensed milk in first year ("Thousands are Expected Here for Ceremony," *Hawk-Eye*, October 10, 1928, 1; "Burlington was in need of dock and it got one," *Burlington Hawk-Eye*, July 10, 1962, 80).

The 1930 Sanborn map shows the completed "Municipal Docks" operated by the Inland Waterways Corporation in the 400 block of N. Front Street. The building was divided into two large spaces on the south half and a large warehouse on the north half. The map notes it has a concrete floor and sits on concrete piers with a steel frame. A platform extends along the west side with three railroad siding immediately in front of the building for loading. A floating walkway connects the main building to a loading barge to the east, which appears permanently attached to this side. The building and attached barge are depicted in historic photographs as well. The smaller buildings to the south have been demolished, with apparently the first effort to extend out the riverbank underway with a rail line along the edge. The map also shows that the boat house to the south in the 100 block has been converted to use as the Naval Reserve barracks. Smaller boat houses are located to the south. In 1930, Burlington promoted itself with slogans such as "Port of Burlington" and "On the Mississippi" – reinforcing its connection with the river and new municipal river terminal. The modern docks and warehouses provided ease of transfer of goods to the excellent railroad system and paved road system serving Burlington, providing distribution of goods throughout the country (*McCoy's Burlington City Directory* 1930: 7).

Another improvement along the riverfront was undertaken in 1938-39 with the construction of Memorial Auditorium in the 200 block of N. Front Street. Talk about a community "memorial building" project with a large auditorium stated in the late 1920s, delayed with lack of funding and onset of the Depression. The project finally moved forward with Works Progress Administration (WPA) funds of \$403,000 and \$50,000 in city funds, with the building designed to meet the needs of the local division of the Naval Reserve and to provide space for the American Legion. It was built on city owned land along the Mississippi River and N. Front Street between Valley and Jefferson, north of the older Naval Reserve barracks. Local architect Robin B. Carswell worked on preliminary designs originally, and he designed the final building and revised the drawings to reduce the size of the auditorium and thus cost of the project. He described the architectural design in 1937: "The construction of the exterior expresses the present-day type of design which is void of embellishment and depends upon masses and symmetry of functional features (grouping of doors and windows) for harmony and a general pleasing appearance. Outside walls will be monolithic concrete with uniform white finish which will give the observer an

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impression of great massiveness and beauty” (“Await Word on New Building,” *Hawk-Eye*, December 17, 1937, 2). The five-story, reinforced concrete building included an auditorium with all spaces needed for civic functions, conventions, and all types of entertainment, as well as all housing and training requirements for local division of Naval Reserve and a home for local chapter of the American Legion (see State #29-00965). The building originally had a total of 67 rooms plus auditorium, stage, and equipment rooms, and it was designed so multiple activities could occur at the same time. Construction started in March 1938, and the Memorial Auditorium was dedicated in May 1939 (“Carswell and Mayor Go East,” *Hawk-Eye*, May 18, 1937, 2; “Await Word on New Building,” *Hawk-Eye*, December 17, 1937, 2; “Memorial Auditorium His \$5,000 Monument,” *Hawk-Eye*, January 27, 1965, 20; “Architect Carswell is Dead,” *Hawk-Eye*, August 1, 1965, 3; “Burlington Battles a Bulging Budget,” *Hawk-Eye*, July 10, 1962, 33).

The overall development of downtown Burlington and the riverfront area is depicted on a 1941 aerial photograph, which shows the area looking west from the Mississippi River. The railroad tracks enter at the lower left corner, with major lines continuing west-northwest to the top of the image and minor lines continuing north along the river at the bottom. The development of the riverfront area includes the construction of Memorial Auditorium between Valley and Jefferson, with parking to the south. Some fill appears added to the north to the Municipal River Terminal building creating a taller riverbank area, and this area appears to be functional/industrial in character. The Municipal River Terminal extends out over the Mississippi River on pylons, with the loading barge visible as well.

The riverfront played a dual shipping/industrial and entertainment/convention role from the 1940s to 1960s. The 1940 city directory noted that Burlington was one of the more desirable convention cities in state. The new \$500,000 Memorial Auditorium was completed, and it already was drawing a greatly increased number of state and regional conventions. Additionally, Hotel Burlington – largest and finest hotel in southeast Iowa – was located two blocks to the west, and the town also had four other hotels (*Polk’s Burlington City Directory* 1940: 15). Directories through the 1940s and 1950s continue to list this asset, and they noted that Memorial Auditorium had a seating capacity of 2,600. In 1962, a 15 member board operated Memorial Auditorium (“Burlington Battles a Bulging Budget,” *Burlington Hawk-Eye*, July 10, 1962, 34). The river terminal building and new 1944 railroad station continue to be promoted in city directories through the 1940s, 1950s, and into the 1960s as key in the transportation connections for businesses in the community and surrounding area. The 1960 city directory notes that Burlington is served by the Chicago, Burlington, and Quincy (CB&Q) – Burlington Route and the Chicago, Rock Island, & Pacific, with the railroads served by the Indiana limestone railroad station. Burlington also had waterway terminals on Mississippi River, and it had the only municipal terminal between Quad Cities and St. Louis. Additionally, the town boasted an excellent airport and hard surface highways in every direction. The result was “first class transportation and shipping facilities.” Freight rates on river were also very favorable due to breaking point between Official and Western Classifications (*Polk’s Burlington City Directory* 1960: VIII).

The 1952 Sanborn map shows the development of the riverfront area as primarily related to these two buildings and the railroad lines. The Municipal River Terminal – Port of Burlington – sits across from the 400 block of N. Front Street, with a connection extending out to a floating loading barge on the river.

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Railroad spurs extend to the platform on the west side, and railroad tracks continue south along the riverfront with an additional spur out along the fill area leading to Memorial Auditorium. Memorial Auditorium sits across from the 200 block of N. Front Street, and a small building sits to the south near the old boat house site. Images of the area continue to show a working/industrial riverfront in this area between the two buildings.

Further improvements on the riverfront area between the two buildings were undertaken in the 1960s. In January 1961, city council announced their plans to fill the area on the river front between Burlington Memorial Auditorium and Municipal Docks Terminal – distance of about 360 feet – and to surface it for parking (*Hawk-Eye*, January 31, 1961, 22). Construction of the parking lot finally began in September, with Abramson Construction Company of Des Moines first building a 360-foot seawall with pre-cast concrete panels. The area was then filled and paved to provide 80 more parking spaces for Memorial Auditorium (*Hawk-Eye*, September 21, 1961, 1; *Hawk-Eye*, October 1, 1961, 1).

Since the 1930s, various plans had been made for riverfront improvements, but none had funding to be implemented. The first plan was developed in 1935 by the W.P.A. to turn this riverfront area into recreational uses. In 1957, plans were made for a small boat harbor. In 1960, Harlan Barthlomew & Associates again proposed more recreational uses for the riverfront area. In 1966, they then proposed a plan to replace the terminal building with a community building for recreation, meeting rooms, offices, and exhibits. In 1972, Barton-Aschman, Inc proposed a new riverfront development plan along with downtown improvements. A riverfront committee was formed, and they urged private leases to be ended from the auditorium north to Paul's Marina to make waterfront more public use in 1973. They also recommend reuse of the municipal terminal building as a community building named the "Port of Burlington." Their proposals were presented to council in January 1974. Update, Inc. was hired as architects to further develop the concepts, as they had background in major river oriented preservation and adaptive building use as well as downtown building restoration. Sturm Freightways Company had leased the municipal terminal since 1953, and they vacated the facility in May 1974. ("Planning for riverfront improvement," *Hawk-Eye*, April 8, 1975, 4).

The Municipal River Terminal was then rehabilitated into a visitors' center in 1975 named the "Port of Burlington" as part of the riverfront improvement project ("Planning for riverfront improvement," *Hawk-Eye*, April 8, 1975, 4). Phase 1 of the work included the interior modifications and improvements for the conversion of the facility. This work included electrical work, heating, plumbing for restrooms, and new front and back doors on the building. The interior walls were left intact to preserve the historic division of the building into three spaces. Plans for the work were announced in November 1975, with work completed by spring 1976. Plans for a plaza area between the Port and Memorial Auditorium were being discussed as a future project ("Inside work is first phase of Port project," *Hawk-Eye*, November 13, 1975, 2). Planning and fundraising for additional work to improve the visitors' center then occurred in 1986, with the work being completed in 1987. The State of Iowa announced plans for a Welcome Center in Burlington, and in 1988 the center opened here. The Port of Burlington Welcome Center achieved the State of Iowa's "Primary Welcome Center Status" in 2001.

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Discussions on further improvements of the "Riverfront Plaza" area between the Municipal River Terminal and Memorial Auditorium continued in the early 1990s. Initial phases included parking improvements and a six-foot sidewalk along the river. Phase three of the riverfront improvements was approved and moved forward in June 1998. This phase included a 42-foot diameter foundation to the northeast of the auditorium and two linear fountains in front of the building, a reconstructed and three-foot higher parking lot between the auditorium and Port of Burlington to raise it to the level of the seawall, a plaza area in place of the auditorium's circular drive, a 30-foot wide riverwalk, paving and lighting for the parking lot to the south of the auditorium, and a permanent stage on the northeast side of the port building. The improvements cost roughly \$1.86 million ("Riverfront Improvement Contract Ok'd," *Hawk-Eye*, June 30, 1998, 3).

For several years, there had been discussions on the condition and future of the Statue of Liberty replica donated by the Boy Scouts in 1950 and erected on a stone pedestal in Dankwardt Park in 1951. A private fundraising campaign for its repairs was organized in August 1998, estimated to cost \$20,000. The statue was restored and a decision was made to move it to a location in the riverfront development. A new brick base was constructed between the new fountain and Port of Burlington building, and the statue was placed here in its new location in September 2000 ("Waiting for the lady," *Hawk-Eye*, September 1, 2000, 3A). The bronze plaque attributing the statue to the Boy Scouts of America was moved as well and placed on the base. The bronze replica of the Statue of Liberty was dedicated in Dankwardt Park on July 1, 1951. The 8'4" statue was a gift of the Burlington district of the Boy Scouts of America. The Indiana limestone base was a contribution of Lydia Dankwardt, who gave the park to the city previously. The statue was placed near the west entrance to the park, north of the main road. Lighting was then installed by the City to illuminate the statue ("To Dedicate Liberty Statue," *Hawk-Eye*, June 29, 1951). The Boy Scouts of America celebrated their fortieth anniversary in 1950 with the theme of "Strengthen the Arm of Liberty." Between 1949 and 1952, approximately 200 replicas of the statue, made of stamped copper, were purchased by Boy Scout troops and donated in 39 states in the U.S. and several of its possessions and territories. The copper statues were manufactured by Friedley-Voshardt Co. (Chicago, Illinois) and purchased through the Kansas City Boy Scout office for a cost of \$350 plus freight. Many have been lost or destroyed, but many still remain intact.

This section of the riverfront is now a hub of activity all year around. The Port of Burlington Welcome Center has vast amounts of information on this area as well as the rest of the state. A scenic plaza area on the east side of the Port showcases the Mississippi riverfront. A community room for meetings and parties and a sheltered area for community events and other functions also are found here. An outdoor stage located at the south end of the building is the site of Burlington Steamboat Days American Music Festival, which attracts crowds in excess of 100,000 visitors every third week in June (http://www.growburlington.com/visit_welcome.cfm). Memorial Auditorium is used for concerts, Broadway shows, general meetings, wrestling matches, craft shows, trade shows, and conventions. Banquet facilities and meeting rooms are also available. Ample parking is found along the riverfront for all activities. The riverwalk path is used by walker, runners, and bikers throughout the year.

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9. Major Bibliographical References

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of collected historic photographs of downtown Burlington.

Hass-McFadden. Aerial photograph of Burlington looking west from Mississippi River. In collection of and displayed at Burlington Public Library. Burlington, Iowa: Hass-McFadden, 1941.

Newspapers, various titles and editions. Particular special editions utilized:

Daily Hawk-Eye Gazette, September 2, 1938
Burlington Hawk-Eye Gazette, August 4, 1942
Burlington Hawk-Eye, July 10, 1962
Burlington Hawk-Eye, July 4, 1976

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, Iowa.

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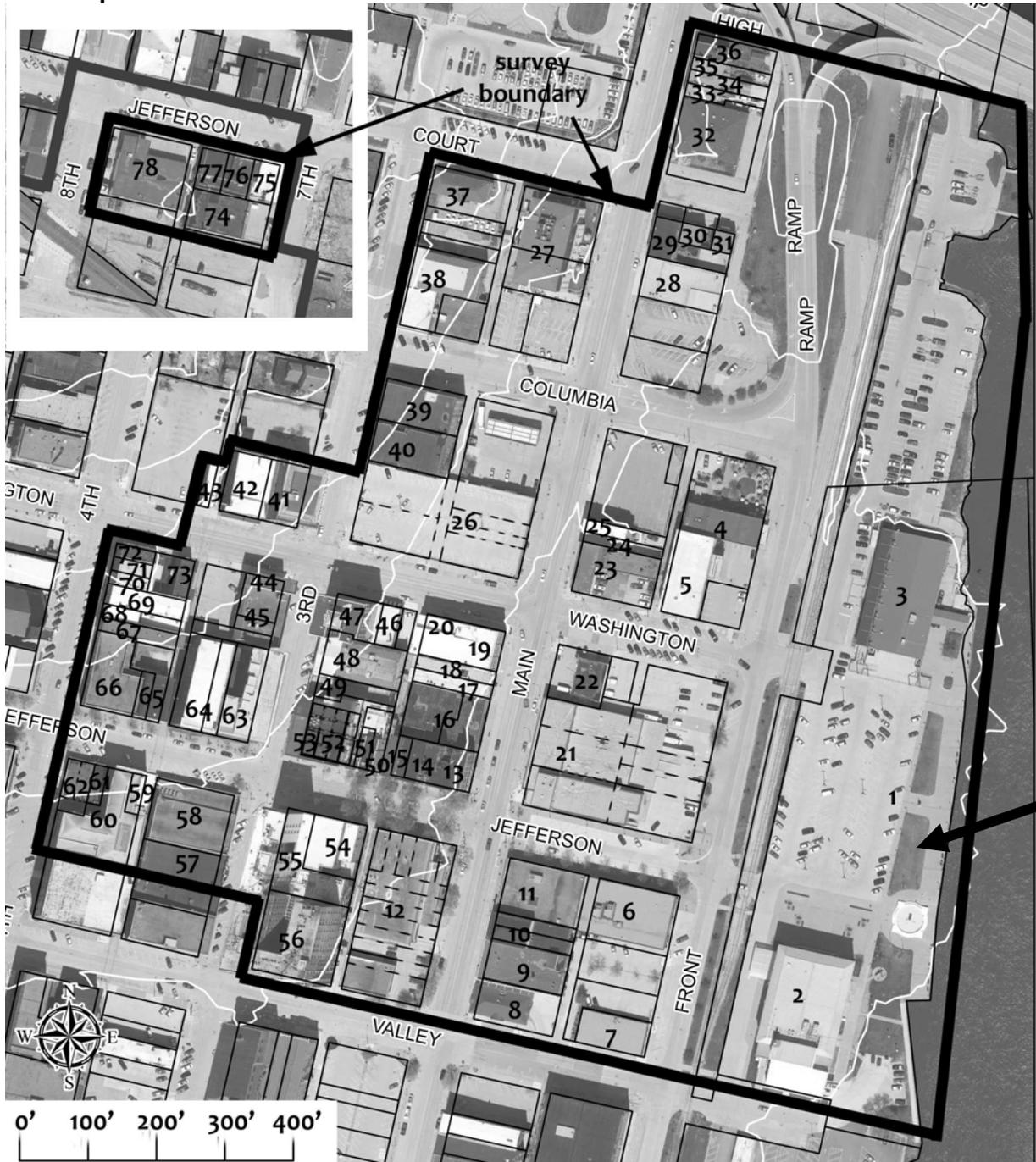
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Location map



Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.

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Riverfront area (from assessor's website)



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Historic images



1900 Sanborn map of riverfront area and downtown (Sanborn Map Company 1900).

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Riverfront area in early 1900s, looking southwest from 500 block near end of Washington
(Des Moines County Historical Society vertical files).

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1941 aerial photograph of riverfront area and Municipal River Terminal building (Hass-McFadden 1941)

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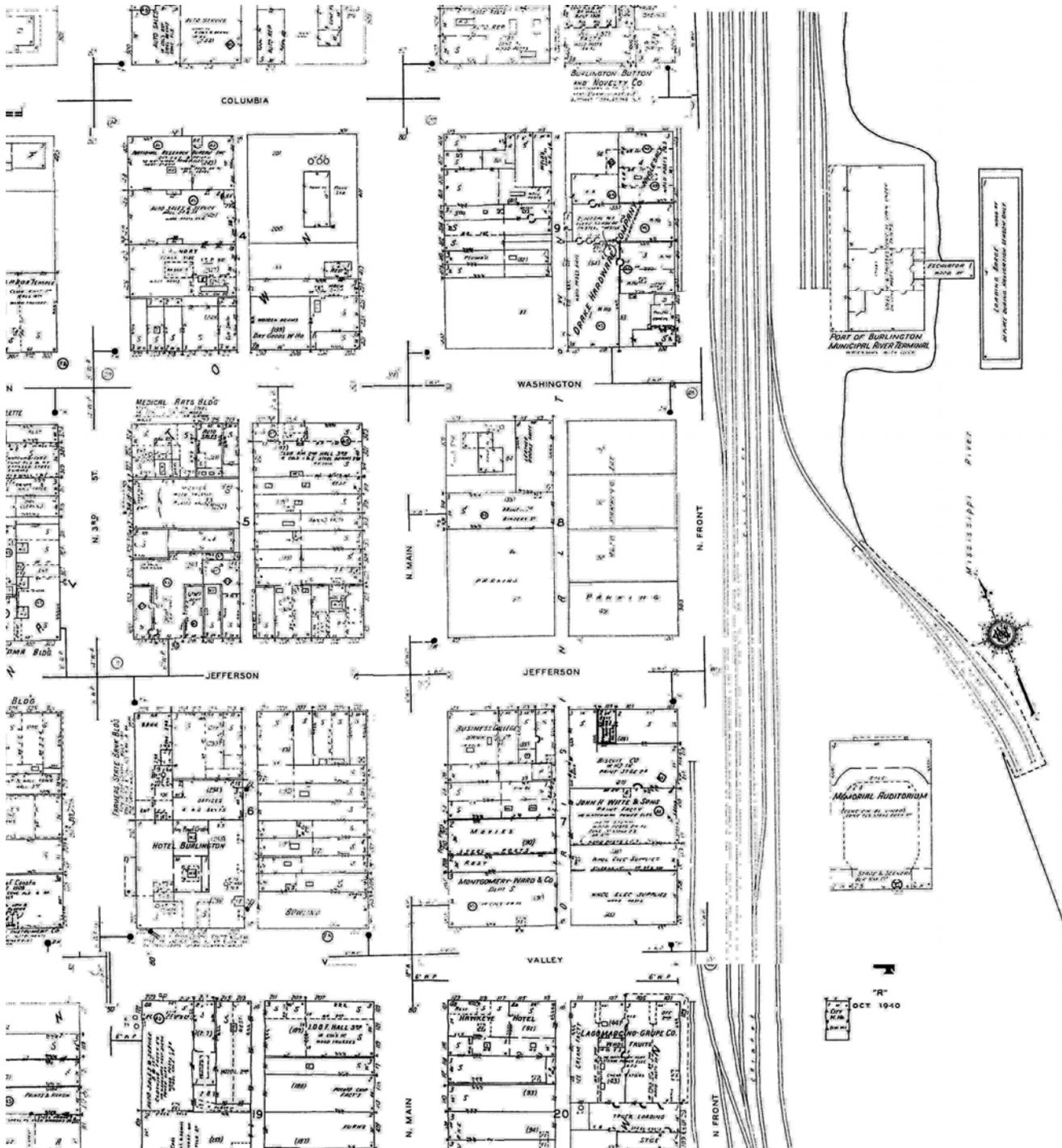
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1952 Sanborn map of riverfront area and downtown (Sanborn Map Company 1952).

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Riverfront and Municipal River Terminal around 1956 (Downtown Partners collection).

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Parking and drive area to north of Memorial Auditorium prior to 1998 work (courtesy of Kathy Thomas)



New plaza constructed to north of Memorial Auditorium during 1998 work (courtesy of Kathy Thomas)

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Digital photographs



Photograph 29-03645-001 – Riverfront area, looking south (McCarley, June 20, 2012)

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Photograph 29-03645-002 – Riverfront area, looking north (McCarley, June 20, 2012)

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Photograph 29-03645-003 – Fountain, looking northeast (McCarley, June 20, 2012)

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Photograph 29-03645-004 – 1950 Statue of Liberty moved to riverfront in 2000, looking east (McCarley, June 20, 2012)

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Photograph 29-03645-005 – New memorial marker, looking southeast (McCarley, June 20, 2012)

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Photograph 29-00965-007 – Fountain, new memorial, and Memorial Auditorium, looking southwest (McCarley, June 20, 2012)

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Photograph 29-00965-008 – Garage building to south of auditorium, looking southeast (McCarley, June 20, 2012)